

MINUTES
ZONING BOARD OF APPEALS
December 16, 2021 at 6:00 PM
at 15 Summer St- City Hall

Members Present: Dennis Ackerman, Wayne Berube, George Moniz, Scott Rodrigues, and Bill Egan.

Meeting opens at 6:01 PM

Chairman Ackerman had a moment of silent for all city officials including Peter Corr, Joe Martin and Joe Amaral and several police & fire dept. members.

Chairman Ackerman explains the ZBA process. They hear presentation from petitioner, hear opposition and in favor and then go back to petitioner to answer any questions. They do not go back and forth.

Acceptance of October 28, 2021 & November 18, 2021 minutes. Tabled to next month.

Case # 3641 Capital Dev. Co LLC 1 Greylock Ave. & pro. I.D. 64-178 & 64-187
A Variance from Section 440 Attachment #3 of the Zoning Ordinance for the division of one lot into 3 lots. Lot 2 having 10,950 sq. ft. of lot area & dry area and lot 3 having 10,079 sq. ft. of lot area & dry area (instead of 15,000 sq. ft. lot area & 11,250 sq. ft. dry area)

Request to continue to next month.

Motion made and seconded to grant continuance

Vote: Ackerman, Berube, Egan, Moniz, Rodrigues.....Yes

Petition continued to January 27, 2022 meeting

Minutes of Case # 3651 Alas 1038 South Precinct St.

For: A Variance from Section 440 attachment #3 of the Zoning Ordinance to allow a new porch having a sideline setback of 20 feet (instead of 25 feet)

For the Petitioner: Brad Fitzgerald, P.E., SFG Associates, 28 Main St., Lakeville, Ma.
Atty. Robert Pellegrini, 63 Main St., Ste 1, Bridgewater, Ma.

Opposed: None

In favor: Norman & Nicole Raymond, 1049 South Precinct St., E. Taunton, Ma.
Steven Fowler, 993 South Precinct St., E. Taunton, Ma.

Atty. Pellegrini stated the petitioner was unable to be present last month due to childbirth. They were in the process conducting an As-Built plan for the foundation and discovered the setback violation. There is a culvert on that side of the property which will never be built upon. Atty. Pellegrini stated both neighbors on both sides are in support of petition. There will be no negative impact on any abutters. Chairman Ackerman read dept. comments from the City Planner, Conservation Commission, B.O.H., and Water Dept. Public Input: No one in favor or against.

Motion made and seconded to Grant the petition as Presented

**Vote: Ackerman, Berube, Moniz, Rodrigues , EganYes
Petition Granted**

Cont'd Case # 3653 Robicheau 199 Hodges St.
A Variance from Section 440 attachment #3 of the Zoning Ordinance to allow an existing 10.9' x 13' gazebo to have a 4.4 foot side yard setback and a 16' x 16.5' patio/deck having a 2.3 foot side setback (instead of 25 feet)
REQUESTING A CONTINUANCE TO JAN. 27, 2022 MEETING
Motion made and seconded to grant continuance to January 27, 2022 meeting.
Vote: Ackerman, Berube, Moniz, Egan, and Rodrigues...Yes
Petition continued to Jan. 27, 2022

Case # 3656 Johnson 154 Run Brook Circle
For: A Variance from Section 440 attachment #3 of the Zoning Ordinance to allow an existing shed to have an 1.1 foot rear setback (instead of 20) and 2.5 foot side setback (instead of 15 feet)

For the Petitioner: Atty. William Rounds, 115 Broadway, Taunton, Ma.
In favor: None
Opposed: None

Atty. Rounds stated this is a new house and they inadvertently placed a shed in the far right of the property. The backyard has change in topography and this is the only reasonable flat place to place the shed without putting in the middle of the backyard. The owners wish to have the shed remain as they want the backyard for their children to be able use as play area. There are no houses in close proximity that will be impacted by this. Chairman Ackerman read dept. comments from the City Planner, Conservation Commission, B.O.H., and Water Dept. Public Input: No one in favor or against.

Motion made and seconded to Grant the petition as Presented

**Vote: Ackerman, Berube, Moniz, Rodrigues , EganYes
Petition Granted**

Case # 3657**Tobin****84 Broadway**

For: A Variance from Section 440 attachment #3 and Section 440-702 of the Zoning Ordinance for the conversion of an existing office building to a multi-family residential use (4 units) on a lot having 7,488 sq. ft. of lot area and dry area (instead of 43,560 sq. ft.) and a waiver of landscaping buffer requirements on both sides and rear (10 feet to 0 feet)

For the Petitioner: Atty. William Rounds, 115 Broadway, Taunton, Ma.
John DeSousa, NorthCounty Group, 4 Court St., Taunton, Ma.

Opposed: None

In favor: Larry Quintal, 80 Broadway, Taunton, Ma.
John Doherty, 115 Broadway, Taunton, Ma.

The petitioner owns the property which has a 3 story building located on it. The property is located in the Urban Residential District and Office district and has been used for office for many years. The proposal is to now use it for 4 residential units and remove the office. They are seeking waiver of the landscaping because the lot is only 7,488 square feet and they would rather have the required amount of parking than landscaping. There won't be any outside changes with the exception of adding parking in back and the inside will be renovated to have 4 residential units. There are mixed uses in the area and this will be compatible with the surrounding uses. Chairman Ackerman read dept. comments from the City Planner, Conservation Commission, B.O.H., and Water Dept. Public Input: Public Input: Larry Quintal, 80 Broadway, spoke in favor and is very excited they are providing affordable units and he offered his parking lot if they need it. John Doherty, 115 Broadway, stated the petitioner is first class and had no doubt they will do an outstanding job. Chairman Ackerman asked if they would be agreeable to removing the business sign and it was answered yes.

Motion made and seconded to Grant the petition with the following condition:

- 1. Remove the existing business sign on the premises.**

Vote: Ackerman, Berube, Moniz, Rodrigues, EganYes

Petition Granted

Meeting adjourned at 6:26 PM

